This instrument prepared by:
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

BILL GARRETT, Davidson County
Trans:T20100004570 DEEDQC
Recvd: 01/25/10 09:35 9 pgs
Fees:47.00 Taxes:0.00
20100125-0005959

QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.	
Estate of Charles Lee LaRue		**Tract 1: Map:**	**14**
C/O Ruth LaRue, Administratrix	**(Same)**	**Parcel(s):**	**140**
6057 Clarksville Pike			
Joelton, TN 37080		**Tract 2: Map:**	**91-7**
		Parcel(s):	**249**
		Tract 3: Map:	**91-7**
		Parcel(s):	**35**
		Tract 4: Map:	**69-16**
		Parcel(s):	**134**

WHEREAS, Ruth LaRue is the appointed Administratrix of the Estate of Charles Lee LaRue (Case No. 08P-1745 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (the "Court")); and

WHEREAS, prior to the death of Charles Lee LaRue (the "Decedent'), the property located at (i) **7180 Harper Road, Joelton, Tennessee 37080**; (ii) **4705 Kentucky Avenue, Nashville, Tennessee 37209**; and (iii) **5300 Louisiana Avenue, Nashville, Tennessee 37209** were conveyed by a Quitclaim Deed from Charlene LaRue Carter, as attorney-in-fact for Charles Lee LaRue to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter, which Quitclaim Deed was recorded in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee (referred to as "**Quitclaim Deed 1**" in the Complaint described below);

WHEREAS, prior to the death of Charles Lee LaRue (the "Decedent'), the property located at **1808 Ashton Avenue, Nashville, Tennessee 37218** was conveyed by a Quitclaim Deed from Charlene LaRue Carter, as attorney-in-fact for Charles Lee LaRue, as follows: 2/3 to Charles Lee LaRue, Jr. and 1/3 to Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter, which Quitclaim Deed was recorded in Instrument No.: 20080912-0093445, Register's Office for Davidson County, Tennessee (referred to as "**Quitclaim Deed 2**" in the Complaint described below);

WHEREAS, the property located at (i) 7180 Harper Road, Joelton, Tennessee 37080; (ii) 4705 Kentucky Avenue, Nashville, Tennessee 37209; (iii) 5300 Louisiana Avenue, Nashville, Tennessee 37209; and (iv) 1808 Ashton Avenue, Nashville, Tennessee 37218 may be referred to herein collectively as the "Property;"

WHEREAS, on January 19, 2009, Ruth LaRue, as Administratrix of the Decedent's Estate, filed that certain Verified Complaint to Set Aside Fraudulent Conveyances of Real Property; For Lien Lis Pendens; for Sale of Real Estate; to Approve Contract to Bring Property Located at 6057 Clarksville Pike, Nashville, Tennessee into Compliance with Metro Codes; And for Temporary Restraining Order (the "Complaint") with the Court in Case No. 08P-1745 against the heirs of the Decedent's Estate.

WHEREAS, subsequent to the filing of the Complaint, Ruth LaRue, individually and as Administratrix of the Decedent's Estate, and the heirs of the Decedent's Estate entered into that certain Settlement Agreement and Release, which was amended by that certain First Amendment to Settlement Agreement dated July 28, 2009 (the "Settlement Agreement"), pursuant to which Ruth LaRue, individually and as Administratrix of the Decedent's Estate, and the heirs of the Decedent's estate settled the issues set forth in the Complaint;

WHEREAS, as part of the Settlement Agreement, the parties agree that Quitclaim Deed 1 and Quitclaim Deed 2 should be set aside and that the Property should be considered to be part of the Decedent's estate and that the Administratrix of the Decedent's Estate should then convey the Property via a quitclaim deed in accordance with the terms of the Settlement Agreement;

WHEREAS, on August 13, 2009, the Court entered that certain Agreed Order approving the Settlement Agreement and ordering that Quitclaim Deed 1 and Quitclaim Deed 2 be set aside and giving Ruth LaRue, as Administratrix of the Decedent's Estate, the authority to convey the Property in accordance with the terms of the Settlement Agreement;

WHEREAS, this quitclaim deed is being executed by the undersigned in accordance with the terms of the Settlement Agreement and the Agreed Order described above;

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, **CHARLENE LARUE CARTER, CHARLES LEE LARUE, JR., RICHARD WAYNE LARUE, SR., STEVEN LEE LARUE**, and **MICHAEL DALE LARUE, SR.** (collectively, the "Grantor") by these presents do hereby quitclaim and convey unto **RUTH LARUE, as Administratrix of the Estate of CHARLES LEE LARUE**, and its heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described tracts of land in Davidson County, Tennessee:

TRACT 1:

Being a tract of land in the 14th Civil district of Davidson County, Tennessee on the unrecorded plan of A.J. Williams Tract, described according to a survey made by Donald R. Carver, dated May 11, 1973 as follows:

Beginning at an iron pin located 2,045 feet north of the north right of way of Clarksville Hwy; said iron pin also being located on the east margin of Harper Road; thence with the margin of said road, N 2° 13' W 300 feet to an iron pin; thence leaving said road, N 89° 0' E 435 feet to an iron pin; thence S 89° W 435 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Charles LaRue, Sr. by deed from Joyce Ann

LaRue, of record in Book 11404, page 909, in the Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter by quitclaim deed from Charles LaRue Sr. by Charlene LaRue Carter as his attorney-in-fact of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee. Charles LaRue, Charles Lee LaRue, Sr., Charles LaRue, Sr. and Charles Lee LaRue being one and the same person. On August 13, 2009, an Agreed Order was entered in Case No. 08P-1745 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, ordering that the quitclaim deed of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee be set aside and that the property described in such quitclaim deed be included in the Estate of Charles Lee LaRue and that such property be distributed in accordance with the terms of the Settlement Agreement entered into by the heirs and Administratrix of the Estate of Charles Lee LaRue, which Settlement Agreement was approved by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with regard to the Estate of Charles Lee LaRue, Case No. 08P-1745.

This property is improved property known as 7180 Harper Road, Joelton, Tennessee 37080.

TRACT 2:

Being Lot No. 21 on the Plan of View Point Subdivision as of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the southerly side of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

Being the same property conveyed to Charles LaRue, Sr. by deed from Joyce Ann LaRue, of record in Book 11404, page 909, in the Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter by quitclaim deed from Charles LaRue Sr. by Charlene LaRue Carter as his attorney-in-fact of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee. Charles LaRue, Charles Lee LaRue, Sr., Charles LaRue, Sr. and Charles Lee LaRue being one and the same person. On August 13, 2009, an Agreed Order was entered in Case No. 08P-1745 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, ordering that the quitclaim deed of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee be set aside and that the property described in such quitclaim deed be included in the Estate of Charles Lee LaRue and that such property be distributed in accordance with the terms of the Settlement Agreement entered into by the heirs and Administratrix of the Estate of Charles Lee LaRue, which Settlement Agreement was approved by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with regard to the Estate of Charles Lee LaRue, Case No. 08P-1745.

This property is improved property known as 4705 Kentucky Avenue, Nashville, Tennessee 37209.

TRACT 3:

Land in Davidson County, Tennessee, being Lots Nos. 1201 and 1203 of Block 27, Plan 2 of West Nashville, a plan of which is recorded in Book 57, Page 172 Register's Office for Davidson County, Tennessee.

Laid Lots 1201 and 1203 joint and front together 60 feet on the northerly margin of Louisiana Avenue and run back between parallel lines with the westerly margin of Twelfth Street, now 53rd Avenue, North, to an alley measuring 60 feet thereon.

Being the same property conveyed to Charles LaRue, Sr. by deed from Joyce Ann LaRue, of record in Book 11404, page 909, in the Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter by quitclaim deed from Charles LaRue Sr. by Charlene LaRue Carter as his attorney-in-fact of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee. Charles LaRue, Charles Lee LaRue, Sr., Charles LaRue, Sr. and Charles Lee LaRue being one and the same person. On August 13, 2009, an Agreed Order was entered in Case No. 08P-1745 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, ordering that the quitclaim deed of record in Instrument No.: 20080912-0093444, Register's Office for Davidson County, Tennessee be set aside and that the property described in such quitclaim deed be included in the Estate of Charles Lee LaRue and that such property be distributed in accordance with the terms of the Settlement Agreement entered into by the heirs and Administratrix of the Estate of Charles Lee LaRue, which Settlement Agreement was approved by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with regard to the Estate of Charles Lee LaRue, Case No. 08P-1745.

This property is improved property known as 5300 Louisiana Avenue, Nashville, Tennessee 37209.

TRACT 4:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Map of Ashton's Subdivision of L.M. Lewis' Farm, of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 41 fronts 62.8 feet on the easterly side of Ashton avenue and runs back 200 feet on the northerly line and 214 feet on the southerly line to a deed line and measures 139.4 fee thereon.

Being the same property conveyed to Charles LaRue, Sr. by deed from Joyce Ann LaRue, of record in Book 11404, page 909, in the Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Charles Lee LaRue, Jr., Richard Wayne LaRue, Sr., Steven Lee LaRue, Michael Dale LaRue, Sr. and Charlene LaRue Carter by quitclaim deed from Charles LaRue Sr. by Charlene LaRue Carter as his attorney-in-fact of record in Instrument No.:

20080912-0093445, Register's Office for Davidson County, Tennessee. Charles LaRue, Charles Lee LaRue, Sr., Charles LaRue, Sr. and Charles Lee LaRue being one and the same person. On August 13, 2009, an Agreed Order was entered in Case No. 08P-1745 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, ordering that the quitclaim deed of record in Instrument No.: 20080912-0093445, Register's Office for Davidson County, Tennessee be set aside and that the property described in such quitclaim deed be included in the Estate of Charles Lee LaRue and that such property be distributed in accordance with the terms of the Settlement Agreement entered into by the heirs and Administratrix of the Estate of Charles Lee LaRue, which Settlement Agreement was approved by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with regard to the Estate of Charles Lee LaRue, Case No. 08P-1745.

This property is improved property known as1808 Ashton Avenue, Nashville, Tennessee 37218.

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this the 10th day of November, 2009.

GRANTORS:

CHARLENE LARUE CARTER

CHARLES LEE LARUE, JR.

RICHARD WAYNE LARUE, SR.

STEVEN LEE LARUE

MICHAEL DALE LARUE, SR.

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **CHARLENE LARUE CARTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of Nov, 2009.

NOTARY PUBLIC

JULIE CUPPLES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 5-22012

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **RICHARD WAYNE LARUE, SR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2009.

NOTARY PUBLIC

KRISTIN DANIELLE BLANCHARD
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 1-23-
DAVIDSON COUNTY

My Commission Expires: 1/23/2010

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **CHARLES LEE LARUE, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2009.

KRISTIN DANIELLE BLANCHARD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 1-23-10 DAVIDSON COUNTY

Kristin Blanchard
NOTARY PUBLIC

My Commission Expires:
1/23/2010

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **STEVEN LEE LARUE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2009.

KRISTIN DANIELLE BLANCHARD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 1-23-10 DAVIDSON COUNTY

Kristin Blanchard
NOTARY PUBLIC

My Commission Expires:
1/23/2010

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

KRISTIN DANIELLE BLANCHARD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 1-23-10 DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MICHAEL DALE LARUE, SR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2009.

Kristin Blanchard
NOTARY PUBLIC

My Commission Expires: 1/23/2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Elizabeth Ryder Sykes
Affiant

Subscribed and sworn to before me, this the 11th day of November, 2009.

Linda Gayle Barnes
Notary Public
My Commission Expires:

LINDA GAYLE BARNES NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 23, 2010